

ORDINANCE NO. 948

AN ORDINANCE OF THE CITY OF LARKSPUR APPROVING THE
PRELIMINARY DEVELOPMENT PLAN FOR THE 2000 LARKSPUR LANDING
CIRCLE MIXED-USE DEVELOPMENT PROJECT

WHEREAS, application has been made by Campus St. James Larkspur, LLC to demolish the existing facilities of the Ross Valley Sanitary District of Marin County (hereinafter Sanitary District No. 1) at 2000 Larkspur Landing Circle and construct a mixed-use development project including a business hotel, replacement services for the Sanitary District and 126 for-sale units in nine multi-family buildings; and

WHEREAS, the Planning Commission held duly noticed public hearings to consider the mixed-use development project Mitigated Negative Declaration, General Plan Amendments, Preliminary Development Plan, Exceptions to the Zoning Ordinance and Circulation Assessment Permit on December 14, 2004, February 10, 2005 and July 19, 2005 and recommended adoption of this ordinance; and

WHEREAS, the City Council held a duly noticed public hearing to consider this Ordinance and Mitigated Negative Declaration on August 17, 2005;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LARKSPUR
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The property in question is that real property situated in the City of Larkspur, County of Marin, State of California, situated generally north of East Sir Francis Drake Boulevard and East of Larkspur Landing Circle, and which is further identified as Marin County Assessor's Parcel No. 018-171-32.

SECTION 2. The Mitigated Negative Declaration for the 2000 Larkspur Landing Circle mixed use project adequately addresses the environmental impacts of this project and meets the requirements of CEQA.

SECTION 3. In accordance with the provisions of Chapter 18.55 of the Larkspur Municipal Code, the Preliminary Development Plan for the 2000 Larkspur Landing Circle mixed-use project is approved as shown in Exhibits B-1 through B-24 attached, subject to the findings and conditions of approval in Exhibit A, attached.

SECTION 4. Attachments:

- (a) Exhibit A, attached hereto, being the findings of this ordinance and the development standards and conditions of approval, is incorporated by reference as though fully set forth herein;
- (b) Exhibits B-1 through B-24 attached hereto, are reductions of the full-size plans of the project and are adopted by reference as though fully set forth herein.

SECTION 5. The City Council of the City of Larkspur hereby declares that it would have passed this ordinance sentence by sentence, paragraph by paragraph, and section by section, and does hereby declare that the provisions of this ordinance are severable and, if for any reason any sentence, paragraph, or section of this ordinance shall be held invalid, such decision shall not affect the validity of the remaining parts of this ordinance.

SECTION 6. This ordinance shall be posted in three (3) public places within the City of Larkspur within fifteen (15) days after adoption and shall be effective thirty (30) days after final adoption.

IT IS HEREBY CERTIFIED that the foregoing ordinance was introduced at a regular meeting of the Larkspur City Council held on the 17th day of August, 2005 and thereafter

passed and adopted at a regular meeting of the Larkspur City Council held on the 21st day of September, 2005 by vote:

AYES: Chu, Hartzell, Hillmer, Lundstrom

NOES: Arlas

ABSENT: None



Mayor

ATTEST:



City Clerk

**ORDINANCE NO. 948
EXHIBIT A**

**2000 LARKSPUR LANDING CIRCLE PROJECT PRELIMINARY
DEVELOPMENT PLAN
FINDINGS, DEVELOPMENT STANDARDS AND CONDITIONS OF
APPROVAL**

FINDINGS

Preliminary Development Plan

1. **The proposed P-D district, or a given phase thereof, can be substantially completed within four years of the establishment of the P-D district.** The applicants have indicated a desire to proceed with the project upon receiving entitlements from the City. All elements of the project could be completed within four years.
2. **That each individual phase of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not adequately be achieved under other zoning districts.** Each element of the project (residential, hotel and Sanitary District facility) could exist as a separate unit capable of creating an environment of sustained desirability and stability. The redesigned project clusters residential development on the site away from the proposed commercial uses.
3. **That the streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P-D districts.** The traffic analysis prepared for the project by Dowling Associates, Inc., concludes that the project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system, and would not result in a project-specific traffic impact.
4. **That any proposed commercial development can be justified economically at the locations proposed to provide for adequate commercial facilities of the types proposed.** The subject property is an appropriate site for the proposed hotel use, and in fact is in close proximity to another similar hotel use. As stated in the preliminary market overview prepared by Ernst & Associates, dated October 6, 2003, the long-term potential for a first-class hotel of the size and type proposed is considered excellent. Further, the applicants have stated that they received a number of inquiries from hotel operators following the Planning Commission's action on the project.
5. **That any exception from standard ordinance requirements is warranted by the design and amenities incorporated in the precise site plan in accord with adopted policy of the Planning Commission and City Council.** As discussed in detail in the record, including the Planning Commission Staff Report dated July 19, 2005, the requested exceptions to the Zoning Ordinance are warranted and consistent with City policy.
6. **That the area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.** The subject property is an infill site, surrounded by properties that are either developed or have received development approvals. Therefore, it is not anticipated that the surrounding properties will be subject to rezoning. The redesigned project proposal provides additional open space and buffering between the residential and non-

residential uses, thereby avoiding potential impacts, and allowing the two uses to co-exist on the project site.

7. **That the P-D district is in conformance with the General Plan of the City.** A detailed discussion of General Plan conformance is provided in detail in the record, including the Planning Commission Staff Report dated July 19, 2005.
8. **That existing or proposed utility services are adequate for the population densities proposed.** The utility companies have been contacted and have indicated that they can adequately serve the proposed development.

Circulation Assessment Permit

1. **The project is consistent with the Larkspur General Plan.** While the proposed project would change the General Plan land use designation for the site from "Administrative and Professional Offices and Medium Density Residential" to "Commercial, High Density Residential, Public Facilities and Open Space", the transportation impacts would be similar to or less than the impacts that would result from buildout under the existing General Plan designation. Specifically, the proposed project would generate approximately 191 more daily trips than the General Plan designation, but about 48 fewer peak hour trips. As analyzed in the Mitigated Negative Declaration, there would be an increase of 112 PM peak hour trips with project development, 18 fewer PM peak hour trips than contemplated in the General Plan. Since peak hour trips have a greater impact on traffic, the proposed project would have a lesser impact on traffic than the buildout projected pursuant to the General Plan.
2. **The agreement by the project sponsor to provide the project specific transportation system improvements as may be required by the City and to pay traffic impact fees as described in Chapter 18.15 of the Larkspur Municipal Code which will provide the project's proportionate share of the funds necessary to construct the transportation improvements as shown on the programmed transportation improvement list will adequately mitigate the project's adverse impacts.** The project sponsor would be required as part of the Circulation Assessment Permit to contribute traffic impact fees, which would provide a proportionate share of the funds needed for the City's adopted improvement plan, for planned improvements in the area of the project. The fee is based on added PM peak hour trips. As detailed in the Mitigated Negative Declaration, the project is projected to add 112 PM peak hour trips.

DEVELOPMENT STANDARDS

1. Purpose of P-D District

- a. To provide an attractive entryway at the eastern gateway to the City.
- b. To promote development of below-market rate housing by allowing increased density.
- c. To protect environmental resources by clustering development.
- d. To promote the Larkspur economy by creating a quality hotel.
- e. To provide attractive replacement facilities for Ross Valley Sanitary District.

2. Regulations Established

For purposes of complying with section 18.55.020 (3) of the Zoning Ordinance, the uses proposed for 2000 Larkspur Landing Circle Preliminary Development Plan are deemed to be most similar to the R-3, Third Residential District for the residential portion of the development, and to the C-2, Commercial District for the commercial (hotel and Sanitary District facility) portion of the development. Except as otherwise specified in this Precise Development Plan, the regulations applicable to properties zoned R-3, Third Residential District, as listed in Chapter 18.32 of the City of

Larkspur Municipal Code and to properties zoned C-2, Commercial District, as listed in Chapter 18.48 of the City of Larkspur Municipal Code shall apply to property in 2000 Larkspur Landing Circle Preliminary Development Plan.

3. **Permitted Uses.** The following uses are permitted in the 2000 Larkspur Landing Circle Preliminary Development Plan area:
 - a. 126 multi-family residential dwelling units in nine structures. At least twenty-five of the units shall be affordable pursuant to Chapter 18.31 of the Larkspur Municipal Code.
 - b. Hotel.
 - c. Administration and maintenance facility for Ross Valley Sanitary District.
4. **Building Height Limit.** An exception to allow residential structures to a height of 55 feet. An exception to allow the hotel structure to a height of 57 feet. An exception to allow the Sanitary District facility to a height of 33 feet.
5. **Floor Area Ratio.** An exception to allow a maximum floor area ratio of 1.0 for the hotel. An exception to allow a floor area ratio of .85 for the residential portion of the project.
6. **Signs.** Signs shall be permitted only in accordance with Chapter 18.60 of the City of Larkspur Municipal Code.
7. **Off-Street Parking Spaces.** Parking shall be provided in accordance with Chapter 18.56 of the City of Larkspur Municipal Code. An exception to allow 78 parking spaces for the hotel, where 84 parking spaces are required pursuant to Larkspur Municipal Code. An exception to allow 11 of the required off-street residential parking spaces to be located on-street.
8. **Open Space.** The Precise Development Plan shall include a dedication in the northeast corner of the site, generally as shown on the Preliminary Development Plan for an expansion of Miwok Park. Three on-street parking spaces for the use of park visitors shall be provided adjacent to Lincoln Village Circle. Pedestrian trails shall be provided to create pedestrian access from Lincoln Village Circle to Miwok Park.
9. **Conditions of Approval.** The following conditions of approval shall be applied to the Preliminary Development Plan and Circulation Assessment Permit for property at 2000 Larkspur Landing Circle:
 - A. **Scope of Approval.** The scope of approval is limited to the items listed below as shown on the project plans titled: Smith & Smith Sheets T1, A - 1, A - 2 and A - 3 dated July 6, 2005, LDSI Sheets C1 - C5 dated July 6, 2005; JBZ Architecture & Planning, Greenway Town Home, Sheets 1 - 4 dated April 21, 2005; Strauss Architects, Sheet 1 of 1, 2000 Larkspur Landing Circle Hotel dated April 21, 2005; and LDSI Sheet CR1- Connector Road Plan dated July 6, 2005 (See condition 9.A.9 regarding connector road), and MBH Sheets for Tam View (A-1 -A-6) and Parkside (A-1 - A-3) Buildings dated April 21, 2005.
 1. The site plan; in terms of the land use areas, access points and general lot layout.
 2. The maximum height of buildings.
 3. The general arrangement of automobile and general circulation routes.
 4. The number and general arrangement of parking spaces.
 5. The site grading concept.
 6. The preliminary floor plans and schematic elevations.

7. The Precise Development Plan shall be in substantial conformance with the general site plan and elevations as shown on the Preliminary Development Plan with regard to general location of land uses on the site, density, maximum floor areas and maximum heights of buildings.
8. Plans submitted for Precise Development Plan shall demonstrate conformance with Chapter 18.38, Residential Condominiums, of the Larkspur Municipal Code.
9. Relative to the Connector Road, plans submitted for Precise Development Plan shall have been reviewed by the City Engineer relative to its design (sidewalk rather than a path as shown on the Preliminary Development Plan, slope and walls) as it relates to this project and for recommendations relative to safety features, such as stop signs, warning lights, low vegetation, etc. that should be incorporated into the roadway design at the garage entry to Building 9 (Parkside).
10. The application for the Precise Development Plan shall include a feasibility study relative to the installation and use of solar panels or similar technology at the hotel and the two proposed swimming pools. The applicant is strongly encouraged to implement solar technology.
11. Plans submitted for Precise Development Plan shall include detail for screening the materials and fuel tanks at the Sanitary District Corporation Yard.

B. Utilities.

1. All utilities shall be placed underground.
2. The project site shall obtain a sewer connection permit and connect to the public sewer.
3. Surface and subsurface drainage flows shall not be combined, but shall be carried in separate drainage facilities.

C. Biological/Landscaping.

1. Plans submitted for Precise Development Plan and/or Design Review approval shall include a final landscape plan that has been reviewed by the Park and Recreation Commission and reviewed and approved by Marin Municipal Water District and the Larkspur Planning Commission. The landscape plan shall provide appropriately defensible space around each structure, for review and approval by the Fire Marshall. The design shall avoid all potentially combustible landscaping, such as Scotch broom or Eucalyptus species, within 30 feet of structures, and shall avoid planting pine or Eucalyptus species in locations that could result in deposition of needles or leaves on building roofs. The project sponsor shall prepare a maintenance program to remove all dead vegetation from landscaped areas; the homeowner's association shall be required to implement the maintenance program, and a requirement to perform regular maintenance of landscaped areas shall be included in the Covenants, Conditions and Restrictions.
2. Landscaping shall be installed prior to the issuance of an occupancy permit/final inspection.
3. Tree Mitigation.
 - a. At the time of Precise Development Plan and Design Review submittal, the project sponsor shall submit a landscape plan for review and approval by the Planning Commission that uses all native species throughout the project site except along Larkspur Landing Circle and along the Spine Road to its intersection with the Spur Road at the entry to the project site. Alternatively,

in order to mitigate the loss of coast live oak and grasslands with oak habitats, the project sponsor may propose an alternate location, either on-site or in the project vicinity, for replacement of the approximately 1.15 acres (exact acreage to be determined by survey) of habitat on the site at the ratio of 1:1 (acre replaced: acre lost), or restoration of an existing marginal habitat area at the ratio of 2:1 (acres replaced: acre lost), subject to approval by the Planning Director. (Note: the acreage impacted was reduced in the revised plan to 1.15 acres from the 2.15 acres impacted by the previous plan.)

b. The landscape plan shall provide for the replacement of heritage trees at a ratio of 2:1 (planted: removed) for removed trees greater than 15 inches but less than 25 inches in diameter, and 4:1 for trees removed greater than 25 inches in diameter. About 90% of the replacement trees shall be located on the site, including the area proposed for park dedication. The remainder shall be located on the City easement bordering the pedestrian trail outside the property boundary to provide a screen and wildlife corridor between the project and adjoining developments. Up to 10 willows and bays could be planted at Tubb Lake, where a limited amount of suitable space is available.

c. The landscape plan shall provide for trees to be planted ranging in size from 5-gallon to 24-inch box. Up to 20 percent shall be 24-inch box, with the remainder to be a reasonable variety of sizes, with no more than 15 percent in 5-gallon cans. Trees shall be obtained from a reputable native plant nursery.

d. The landscape plans shall provide that the trees be caged and watered through at least the first two dry seasons. A seven-year monitoring plan shall be developed by the project sponsor and approved by the Planning Director. The monitoring plan shall include, but not be limited to, the following features:

i. Detailed drawings and specifications defining locations of trees, showing caging installations, and showing irrigation systems.

ii. Monthly inspections by a qualified arborist to ensure that cages and irrigation equipment remain in place and functioning until the arborist determines that they are no longer required.

iii. A written plan for removal of irrigation equipment when the arborist determines that removal is appropriate.

iv. Quarterly inspections by a qualified arborist during the remaining years of the monitoring period, after irrigation equipment is removed.

v. Replanting diseased or damaged trees as necessary to meet the goal identified in Condition e, as follows.

e. The landscape plan shall provide that the trees' survival shall be recorded annually and reported to the City for seven years. At the end of seven years, the goal shall be to have at least 2 trees surviving for each tree removed. The project sponsor shall post a bond or provide other financial assurance in a form approved by the City for payment of this planting and monitoring work or pay the City in advance if the City assumes responsibility for the work.

4. The Precise Development Plan application shall include a proposed method of funding ongoing maintenance at Tubb Lake for a period of five years. The funding method shall be reviewed and approved by the City Attorney and the funding shall be provided prior to issuance of a building permit. This maintenance shall include:

a. Ongoing removal of floating parrot feather vegetation from the lake.

b. Ongoing removal of French and Scotch Broom from the lakeshore.

- c. Allowing natural growth of willows and cattails along the shore.

D. Hazards.

1. Plans submitted for Precise Development Plan consideration shall demonstrate, to the approval of the Fire Marshall, that all roofs will be accessible, in case of fire.
2. Plans submitted for Precise Development Plan approval shall show the fuel tank relocated away from the EAH property and toward the Sanitary District building. Said plans shall be reviewed and approved by the Fire Chief and the Marin County Public Works-Certified Unified Program Agency prior to issuance of a building permit.
3. Prior to occupancy, the applicant shall provide the City with proof of compliance with all required permits for the fuel tanks, including, but not limited to, permits related to air quality, hazardous materials, Marin County Public Works-Certified Unified Program Agency, etc.

E. Recreation.

1. Plans submitted for Precise Development Plan approval shall include a survey of the parkland proposed for dedication as an expansion of Miwok Park.
2. Plans submitted for Precise Development Plan shall include the three regulation-size parking spaces adjacent to Lincoln Village Circle to allow people to park and walk up to Miwok Park.

F. Transportation.

1. All parking shall be designed and built to meet or exceed City standards.
2. Plans submitted for Precise Development Plan consideration shall include bike racks at the club house, the Sanitary District building, the park and the hotel.

G. Conditional Certificate of Compliance

1. Concurrent with or prior to the filing of a Precise Development Plan, a completed subdivision map application shall be filed pursuant to the July 22, 2004 Conditional Certificate of Compliance for Parcels 1, 2, and 3 as described in Exhibit A of said Conditional Certificate of Compliance.

10. Mitigation Measures based on the Mitigated Negative Declaration that shall be incorporated as conditions of the Precise Development Plan approval. The following conditions shall be incorporated as conditions of the Precise Development Plan:

A. Aesthetics.

1. Exterior lighting from sources greater than 40 watts shall be shielded such that there is no output above a horizontal line parallel to the ground; the exterior light levels shall be 0.2 foot-candles at the dimmest locations of parking lots and no more than 4-5 foot-candles at the brightest locations on each site; and light spill across property lines shall be no more than 0.1 foot-candles and no direct light source shall be visible at the property line. The project sponsor shall submit a detailed outdoor lighting plan, including computer calculations substantiating dimmest and brightest outdoor light levels at property lines, and including fixture data sheets to substantiate shielding. The lighting plan, prepared by a professional lighting consultant, shall be submitted to the City

for review and approval by the Planning and Building Departments prior to issuance of a building permit.

B. Air Quality.

1. The project sponsor shall employ the following measures to reduce the quantity of dust generated during demolition of existing structures and construction of new structures:
 - a. Water to control dust generation during demolition of structures and break-up of pavement and at least twice daily during construction.
 - b. Use dust-proof chutes to load debris into trucks whenever feasible.
 - c. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
 - d. Cover all trucks hauling demolition debris, soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - e. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
 - f. Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
 - g. Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
 - h. Hydro-seed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more.)
 - i. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)
 - j. Limit traffic speeds on unpaved areas to 15 mph.
 - k. Install sandbags or other erosion control measures to prevent silt run-off to public roadways.
 - l. Replant vegetation in disturbed areas as quickly as possible.
 - m. Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
2. The project sponsor or prime contractor shall designate in the construction contract, a person at the superintendent level or higher to be the dust-control coordinator, subject to approval of the Planning Director, and shall provide this person's telephone number to the Remillard Cottage Children's Daycare Center personnel and surrounding homeowner's associations, and post this information on-site, in the nearby parks, commercial and office buildings and apartment buildings. This person shall respond to complaints within 24 hours or less and have the authority to take corrective action.
3. Areas to be disturbed within 100 feet of the Remillard Cottage Children's Daycare Center and nearby residences shall be presoaked using sprinklers for 48 hours before commencement of excavation or grading activities and overnight each day during the period of excavation and earthmoving. The dust-control coordinator shall be responsible for ensuring that the required presoaking occurs.

C. Biological Resources.

1. Prior to issuance of any occupancy permit for the site, the project sponsor, in coordination with the City shall provide paved or decomposed granite paths and signs around Tubb Lake to minimize shoreline disturbance and wildlife harassment.

D. Cultural Resources.

1. The following steps shall be implemented during drilling for foundation piers (if the foundation type is used) in the area where important archaeological resources may occur:
 - a. An experienced archaeologist shall be present for continuous monitoring of removal of drilled soils, including observation of soils in their stratigraphic layers as they are removed. The archaeological monitor shall be permitted to take appropriate samples as warranted.
 - b. The archaeologist shall be authorized to stop or redirect project activity until an evaluation of the presence and integrity of any identified resource can be made.
 - c. If it is determined that the archaeological resources are potentially significant, the archaeologist shall be authorized to undertake appropriate measures, including further evaluation and data recovery of artifacts in removed soils.
 - d. Immediately following drilling of each pier hole, all artifacts removed must be appropriately catalogued. During and/or following on-site monitoring, all artifacts removed must be analyzed and, if appropriate, curated in a suitable repository.
 - e. If human remains are encountered during drilling activities, drilling at that location shall stop and the Marin County Coroner shall be notified (as required by California Health and Safety Code). In the event that the human remains are believed to be those of a Native American, the Most Likely Descendent will be identified, who will formulate an appropriate treatment plan in consultation with the archaeologist (as required by California Public Resources Code Section 5097.98). An appropriate treatment plan is expected to include removal of the remains with scientific recording and study, and timely return of the remains to the Most Likely Descendent for final reinterment.
 - f. A final report shall be prepared describing methods used, results and findings of the archaeological monitoring and mitigation program. Copies of the final report shall be provided to the Planning Department and the California Archaeological Site Survey Northwest Information Center.
2. An experienced archaeologist shall be present for all earthmoving activities, excavation, and foundation placement below the level of the ground surface existing as of July 2000 within Area 2 on the project site (as shown on Figure 2 of the Holman & Associates Memorandum titled *Proposal and Summary of Work to Date at 2000 Larkspur Landing Circle, Larkspur*, dated April 10, 2000) to provide continuous monitoring of removal of soils, including observation of soils in their stratigraphic layers as they are removed. The archaeologist shall be permitted to take appropriate samples as warranted. If resources are encountered, the steps outlined in Condition 13, above, shall be followed, substituting "excavation and grading" for "drilling" where appropriate.

E. Geology.

1. The project sponsor shall prepare and submit to the City Engineer for review and approval a Final Geotechnical Investigation Report for the proposed project buildings prior to or at the same time as building plans are submitted for building permit review and shall demonstrate compliance with all findings and recommendations in the Treadwell and Rollo preliminary geotechnical reports dated March 29, 1999, March 30, 2000, and October 9, 2003, unless

these recommendations are expressly superseded in the Final Geotechnical Investigation Report. Prior to issuance of occupancy permits, a statement from the geotechnical engineer shall be provided verifying that the recommendations of all approved geotechnical reports have been completed.

F. Hazards.

1. Construction shall not begin until after the remediation proposed in the *Phase II Soil Investigation of Import Fill, Former Waste Water Treatment Plant Site, 2000 Larkspur Landing Circle, Larkspur, California*, prepared by Questa Engineering Corporation, dated June 2004, has been completed. Prior to issuance of a grading permit for the project, a statement from Questa or, a qualified engineering consultant, shall be submitted verifying that the remediation work has been completed in accordance with the remediation recommendations and requirements.
2. Prior to issuance of a building permit, the project sponsor shall prepare plans that include fire suppression systems such as sprinklering of buildings proposed on the project site, subject to the review and approval of the Fire Marshall.
3. Prior to issuance of grading permits associated with placement of imported fill, the project sponsor shall provide certification to the City that the imported fill has been tested and found to contain no California Code of Regulations Title 17 hazardous substances in concentrations exceeding San Francisco Bay RWQCB Environmental Screening Levels, or US Environmental Protection Agency, Region IX Preliminary Remediation Goals for residential sites.

G. Water Quality.

1. The project sponsor shall prepare and implement a Construction Stormwater Pollution Prevention Plan (SWPPP) including Best Management Practices (BMPs) to minimize the discharge of sediment and other pollutants during the construction phase of the project. The exact locations, extent, nature, and details of the BMPs shall be worked out in consultation with, and subject to review and approval of, the City Engineer prior to the issuance of grading permits. BMPs shall include but not be limited to:
 - a. Project sponsor shall require that daily watering for dust control, soil stabilization controls, and perimeter silt fences be employed. Erosion control practices must be specified for the fill placement and compaction phase of the project. End-of-pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. If, following the placement and compaction of fill, hydroseeding is selected as the primary soil stabilization method, then all areas shall be seeded by September 1 and irrigated as necessary to ensure that adequate root development has occurred prior to October 1.
 - b. Project sponsor shall require that site drainage shall be prevented from contacting stored construction materials, equipment, and maintenance supplies (i.e., fuels, lubricants, paints, solvents, and adhesives), as well as waste construction materials and supplies, through the use of elevated platforms or berms or other diversion structures. Supply and waste storage areas shall be located at least 50 feet from drainage facilities and watercourses and shall not be located in any area prone to flooding.
 - c. Project sponsor shall require that material and waste storage areas are protected from rainfall.
 - d. Site supervisors shall conduct weekly on-site meetings to discuss pollution prevention. All construction personnel shall be required to attend such meetings.

- e. Project sponsor shall require that vehicle and equipment wash-down facilities be employed prior to exiting the site. These facilities shall be accessible and functional during both-dry and wet conditions.
 - f. The Construction SWPPP shall be maintained on-site and made available to Regional Water Quality Control Board staff upon request.
2. The project sponsor shall prepare a Stormwater Management Plan (SWMP) specifying Best Management Practice to minimize impacts to surface water quality during the operational lifetime of the project. The sponsor shall incorporate as many concepts as practicable from *Start at the Source, Design Guidance Manual for Stormwater Quality Protection*. The exact locations, extent, nature, and details of the BMPs shall be worked out in consultation with, and subject to review and approval of, the City Engineer prior to the issuance of grading permits. Measures shall include but not be limited to:
- a. Weekly street sweeping.
 - b. Implementing a Pesticide Management Program, including:
 - i. Properly identifying pests in order to select appropriate control.
 - ii. Not injuring non-target species.
 - iii. Not disposing of waste pesticides on site.
 - iv. Applying only the needed amount of pesticide.
 - c. Marking storm drain inlets "Drains to Bay".
 - d. Distributing pollution prevention educational materials to occupants of the completed project.
 - e. Installing and maintaining a vegetated bioswale on the south and east sides of the site for storm drainage.
 - f. Using an in-line vortex device to remove debris, floatables, and sediment from storm drain flows not filtered through the bioswale.

The final design of project hydrologic features shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development. The SWMP shall describe how funding for long-term maintenance of the swale and vortex treatment device will be accomplished.

- 3. All parking lot and building pad elevations shall be designed and constructed to be above 6.4 feet NGVD. In addition, the site drainage plan shall provide detailed plans for modification of the inlet structure to the 36-inch culvert crossing under East Sir Francis Drake Boulevard. The modified structure shall be designed to maximize the inlet efficiency and be designed in compliance with all requirements of the City of Larkspur Public Works Department and approved by the Director of Public Works.

H. Noise.

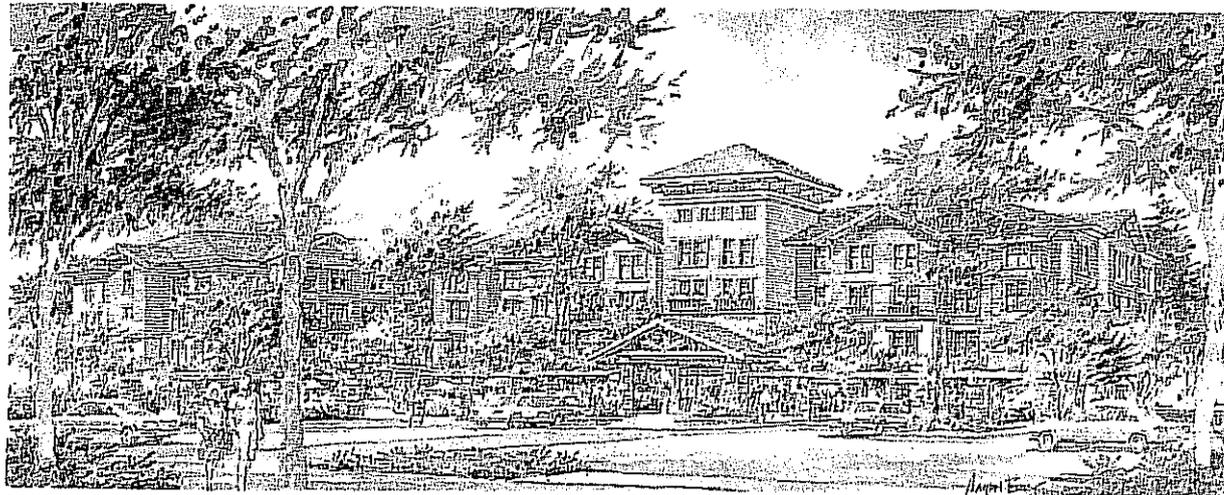
- 1. The project sponsor shall include in construction contracts a requirement that the construction contractor comply with the City Noise Ordinance limitations on hours of construction (Monday through Friday 7 a.m. to 6 p.m., Saturday, Sunday and legal holidays 9 a.m. to 5 p.m.), and with requirements to install intake and exhaust mufflers on construction equipment and install acoustical shields or shrouds on pavement breakers and jackhammers.
- 2. Portable generators shall be placed on the site as far as possible from the Remillard Cottage Children's Daycare Center and residences (at a minimum, far enough away to maintain an indoor noise level not to exceed 45 dBA and an outdoor noise level not to exceed 60 dBA), and the contractor shall be

required to obtain line power within 4 weeks of initial use of a portable generator near these uses.

3. Noise insulation features shall be incorporated in the design of the proposed hotel and residential development, especially in residential buildings adjacent to East Sir Francis Drake Boulevard to reduce residents' exposure to vehicular traffic noise on this major arterial, and in residential buildings adjacent to the Sanitary District No. 1 maintenance facility to reduce residents' annoyance with noise from the adjacent facility. The construction drawings submitted to the City for review shall demonstrate conformance with this requirements and shall include a noise analysis of the Sanitary District facility operations and shall demonstrate that all project residential buildings will meet the requirements of Goal 11 of the *Larkspur General Plan* Health and Safety Element and of California Code of Regulations Title 24 requirements specifying interior noise levels of 45 dBA or less with windows closed. In addition, a written report from a qualified noise consultant shall be provided verifying that, consistent with the Mitigated Negative Declaration for the 2000 Larkspur Landing Circle Project, the activities at the Sanitary District facility will not cause the interior noise level standards (Goal 11 and Title 24) at the proposed hotel and the residential buildings proposed on APN 18-191-19 to be exceeded.
4. To reduce exterior noise levels in exterior activity areas to the extent feasible, for the buildings sited closest to East Sir Francis Drake Boulevard these areas shall be located on the sides of buildings away from East Sir Francis Drake Boulevard. Prior to issuance of a building permit, the project sponsor shall provide evidence that building designs reduce exterior noise levels in primary outdoor living spaces to 55 dBA CNEL, to the satisfaction of the Planning Director.

I. Transportation.

1. The project sponsor shall contribute traffic impact fees as part of the Circulation Assessment Permit which would, in turn, provide a portion of the funds for planned improvements along Sir Francis Drake Boulevard and East Sir Francis Drake Boulevard.
2. The project sponsor shall notify the Golden Gate Bridge Highway and Transportation District (Golden Gate Transit) at least 90 days in advance of any site preparation activities that would displace ferry parking for daytime Giants baseball games or other ferry parking, to provide sufficient time for Golden Gate Transit to make alternative parking arrangements.

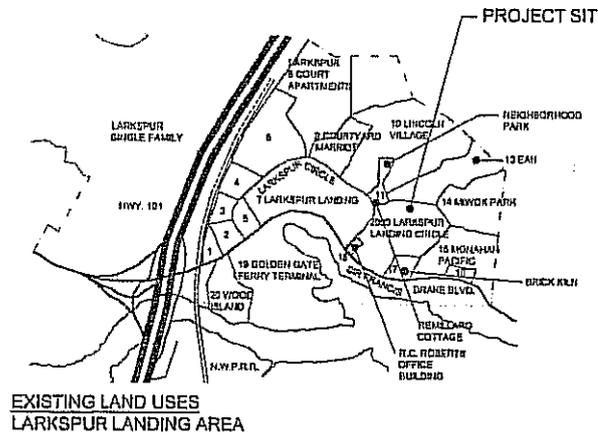
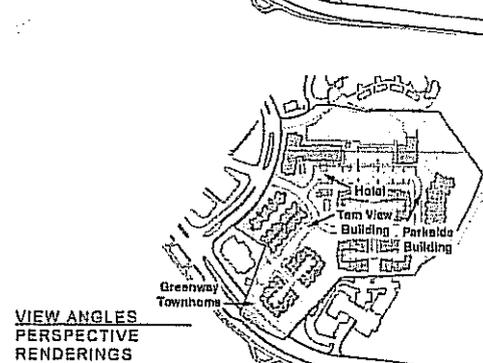
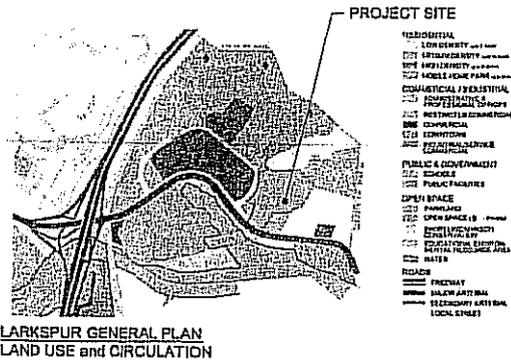
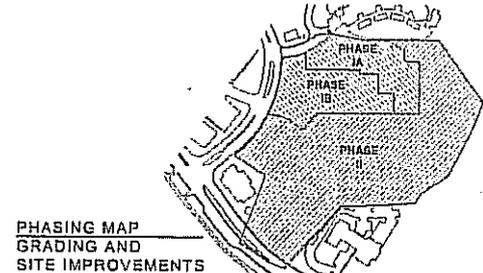
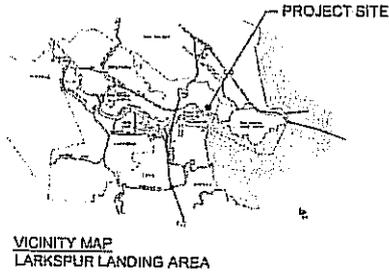


Hotel

Preliminary Development Plan Sheet Index

Site Plan Sheets 30" X 40"				Architectural Sheets 11" X 17"			
No.	Name	Date	Drawn By	No.	Name	Date	Drawn By
1	Site Plan	8-23-05	GAS	1 of 4	Greenway Townhome - Rendering	21-Apr-05	JRT
A-1	Design	8-Jul-05	SAS	2 of 4	Greenway Townhome - Level 1	21-Apr-05	JRT
A-2	Preliminary Site Plan - Market	8-Jul-05	SAS	3 of 4	Greenway Townhome - Level 2	21-Apr-05	JRT
A-3	Conceptual Landscape Plan - Market	8-Jul-05	SAS	4 of 4	Greenway Townhome - Level 3	21-Apr-05	JRT
C-1	Engineering	8-Jul-05	LOD	1 of 1	Site View	21-Apr-05	USH
C-2	Preliminary Grading Plan	8-Jul-05	LOD	A-1	Rendering	21-Apr-05	USH
C-3	Preliminary Site Sections	8-Jul-05	LOD	A-2	Greenway Floor Plan	21-Apr-05	USH
C-4	Preliminary Utility Plan	8-Jul-05	LOD	A-3	Typical Floor Plan 1	21-Apr-05	USH
C-5	Preliminary Fire Alarm and Exits	8-Jul-05	LOD	A-4	Typical Floor Plan 2, 3	21-Apr-05	USH
C-6	Preliminary Tree Removal Plan	8-Jul-05	LOD	A-5	Hotel Floor Plan	21-Apr-05	USH
C-7	Preliminary Tree Removal Plan	8-Jul-05	LOD	A-6	Section	21-Apr-05	USH
1-3	Site Plan	16-Jul-05	CSVT	A-7	Particulate	21-Apr-05	USH
1-4	Site Plan	1-Oct-05	HAZ	A-8	Ground Floor Plan	21-Apr-05	USH
1-5	Site Plan - November 2005	1-Nov-05	HAZ	A-9	Typical Floor Plan 2, 3 & 4	21-Apr-05	USH
				A-10	Hotel Floor Plan	21-Apr-05	USH
				A-11	Section	21-Apr-05	USH
				A-12	Hotel West & North Elevations	21-Apr-05	USH

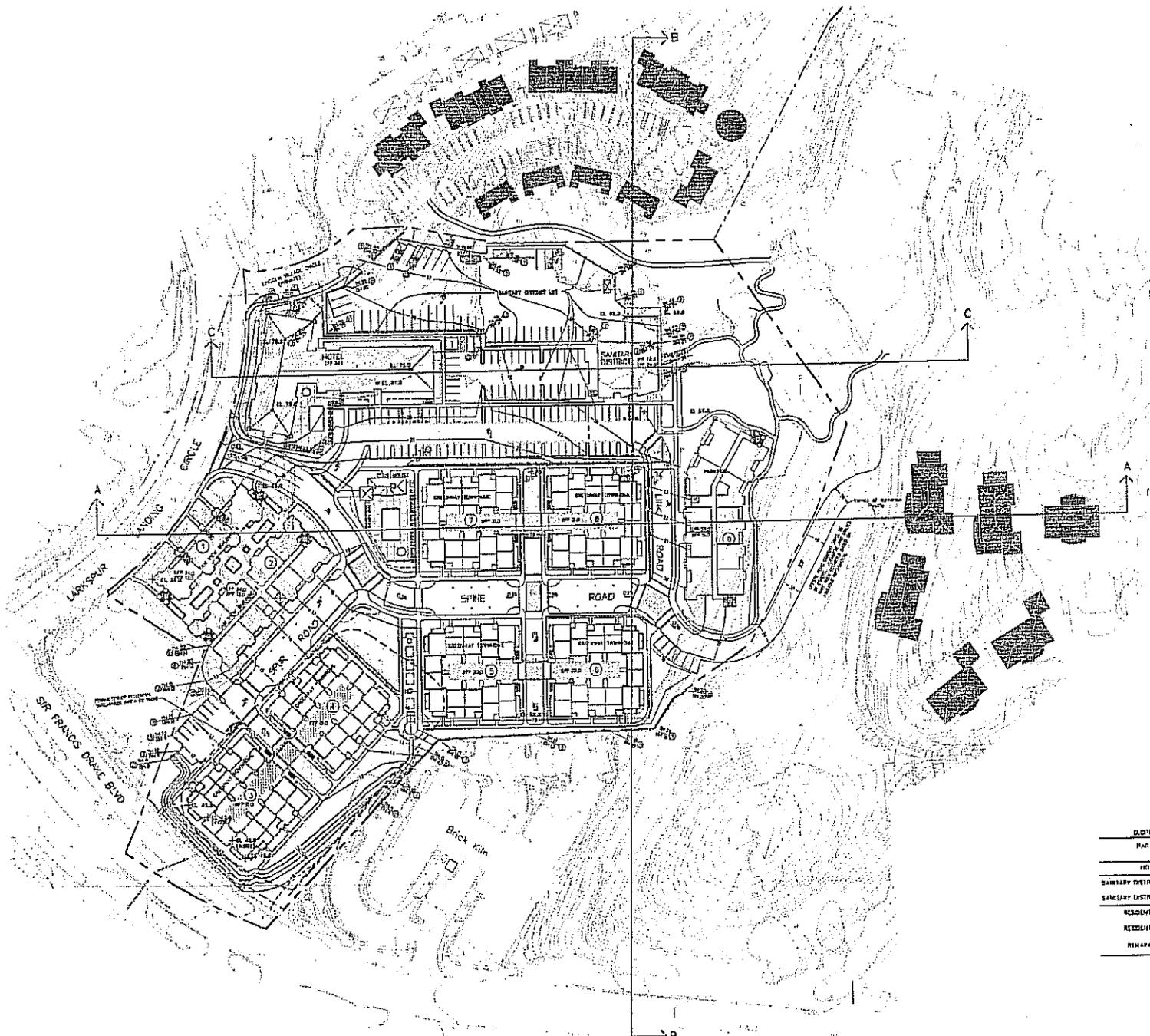
No.	Name	Address	Land Use	Office Gross SF	Industrial Gross SF	Hotel Gross SF	Shedding Reasons	Units
1	Garage	17 East St Francis Drive Blvd	Office	43,200				
2	Basin Building	100 Larkspur Landing Circle	Office	31,700				
3	Apprentice	300 Larkspur Landing Circle	Office					
4	Century Theaters	600 Larkspur Landing Circle	Entertainment					
5	Camera Building	600 Larkspur Landing Circle	Office	37,200				
6	Larkspur Landing (Office Park)	700-1000 Larkspur Landing Circle	Office	201,200				
7	Larkspur Landing Shopping Center	2237 Larkspur Landing Circle	Retail			173,500		
8	Larkspur Commons Apartments	100 Cliff Quarry Road	Apartments				148	244
9	Country Club	2520 Larkspur Landing Circle	Hotel					
10	Larkspur Village Apartments	700 Larkspur Landing Circle	Apartments					340
11	Rembrandt Exchange	2970 Larkspur Landing Circle	Child Care					
12	Preved Gate	3200 Larkspur Landing Circle	Office	2,500				
13	CAIT	Lot 10	Vegetal					
14	Manch Park	Lot 20	Park					
15	Manch Park	Lot 21	Vegetal					
16	Vegetal		Vegetal					
17	Brick Hill	125 East St Francis Drive Blvd	Office	21,500				
18	R.C. Roberts Office Building	2200 Larkspur Landing Circle	Office	11,600				
19	Golden Gate Ferry Terminal		Terminal					
20	Wood Island	60 & 80 East St Francis Drive Blvd	Office	60,000				
Total				412,200	173,500	148	340	
Approved Uses								
13	Manch Park	Lot 20						23
15	Manch Park	Lot 21						23
Proposed Uses								
12	Project Site	2000 Larkspur Landing Circle	Hotel					60
			Shedding District					174
			Residential					174
Total				492,000	173,500	228	514	781



2000 Larkspur Landing Circle
Larkspur, California
JULY 6, 2005

Smith & Smith Landscape Architects
1501 North Point
San Francisco, CA 94123
CAMPUS ST. JAMES LARKSPUR LLC
1348 Fourth Street, Suite 200
San Rafael, CA 94901
LAND DEVELOPMENT SOLUTIONS, INC.
1610 Grant Avenue, Suite 102
Novato, CA 94945
T-1

Ordinance No. 948
Exhibit B-1



EXISTING	DESIGN	PROPOSED
Property Line	Property Line	Property Line
Lot Easement	Lot Easement	Lot Easement
E-B Easement	E-B Easement	E-B Easement
Lot Area Easement	Lot Area Easement	Lot Area Easement
Fence	Fence	Fence
Storm Drain	Storm Drain	Storm Drain
Land Transfer/Utility	Land Transfer/Utility	Land Transfer/Utility
Water	Water	Water
Power	Power	Power
Existing Wall (Structure)	Existing Wall (Structure)	Existing Wall (Structure)
Survey	Survey	Survey
Building Number	Building Number	Building Number
City/PA Line	City/PA Line	City/PA Line
PA Area	PA Area	PA Area
Survey Point	Survey Point	Survey Point
Utility Pole Structure	Utility Pole Structure	Utility Pole Structure
Corner Marker	Corner Marker	Corner Marker

ABBREVIATIONS

27 Proposed Floor Slab
 28 Proposed Floor - Ceiling
 29 Proposed Floor - Ceiling
 30 Top of Rock Layer
 31 Bottom of Rock Layer
 32 Storm Drain
 33 EXISTING
 34 EMERGENCY VEHICLE ACCESS
 35 PUBLIC UTILITY ACCESS
 36 PUBLIC UTILITY ACCESS
 37 Direction to East (North Arrow)

ABBREVIATIONS

C/S C/S
 P/S P/S
 S/P/S S/P/S
 S/P/S S/P/S
 S/P/S S/P/S

NOTE: SECTIONS A, B, & C ARE ON SHEET C2

NOTE: EXISTING CURBS SHALL BE REPAIRED PER CITY REQUIREMENTS

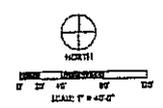
NOTE: PROPOSED PROPERTY LINES ARE FOR PLAN OF DEVELOPMENT AND ARE SUBJECT TO SUBSEQUENT REVISIONS

NOTE: Proposed Slopes must be included in the final plan and shall be shown on the construction plan.

SLOPE CALCULATIONS										
PARTIAL	LENGTH	(SCALE)	(HORIZONTAL INTERVAL)	(VERTICAL LINE)	(TOTAL-HORIZONTAL)	(SQUARE FEET)	SLOPE	AVERAGE SLOPE		
HOTEL	1,800	100	1	A	1,680	67,485	14.75%	14.75%		
SAINTEBAY DISTRICT	580	100	1	17	250	8,235	8.51%	24.83%		
SAINTEBAY DISTRICT	2,310	100	5	14	2,820	59,010	24.75%			
RESIDENTIAL	1,550	100	1	8	1,720	23,010	8.88%			
RESIDENTIAL	1,830	100	5	10	2,020	38,215	25.47%	8.73%		
MINI-WAREHOUSE	16,780	100	1	78	17,280	216,772	8.87%			
TOTALS							453,917		11.88%	

CAMPUS ST. JAMES LARKSPUR LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

PRELIMINARY GRADING PLAN
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

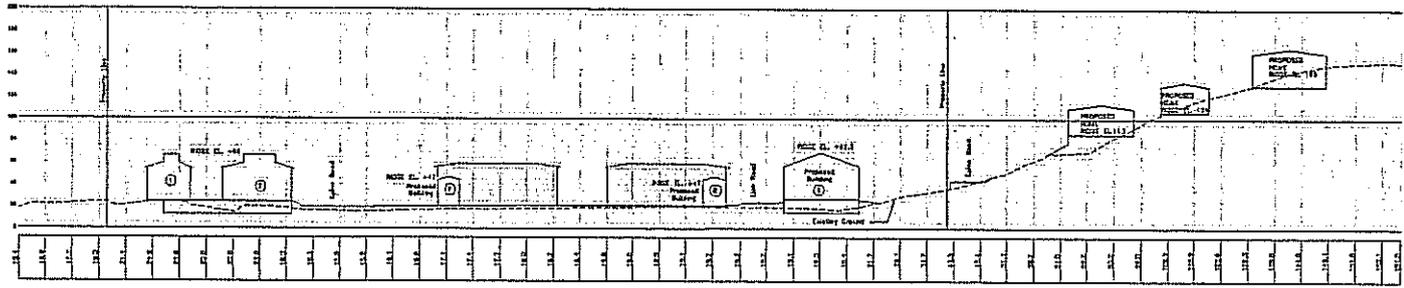


LAND DEVELOPMENT SOLUTIONS INC.
8310 Greenway Blvd. Suite 172
Folsom, California 95630
415-853-9183
Fax: 415-853-9182

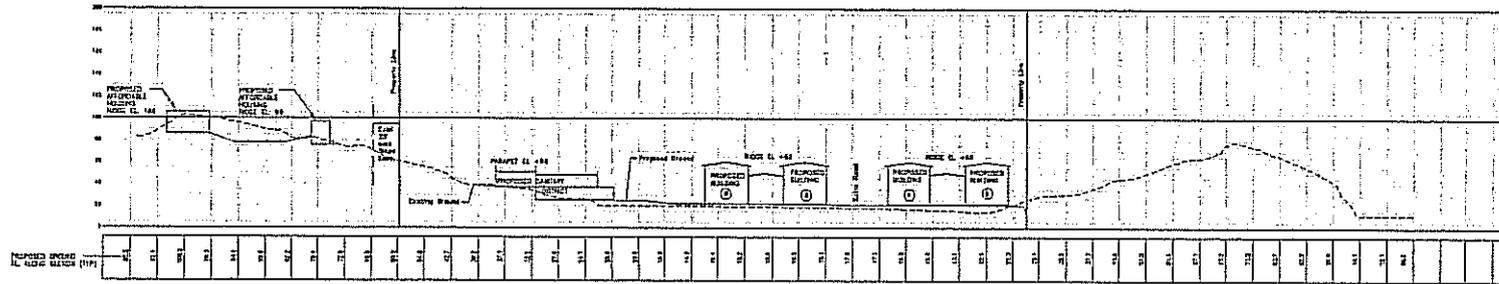


C-1
DATE: July 08, 2005
LDS: 105-0254-070

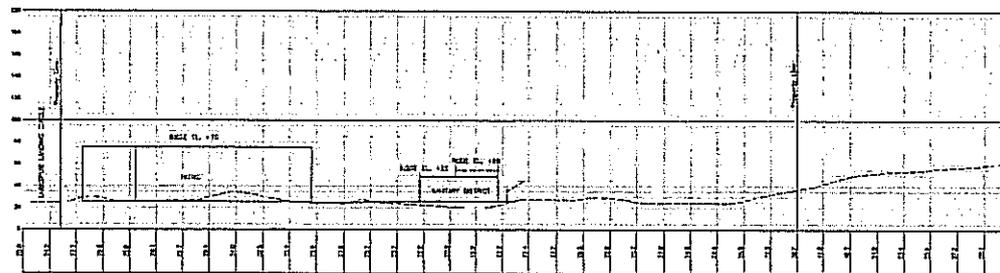
Ordinance No. 948
Exhibit B-5



Section A-A
SCALE 1"=40'



Section B-B
SCALE 1"=40'

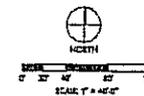


Section C-C
SCALE 1"=40'

1"=40'
1"=40'
1"=40'
0

CAMPUS ST. JAMES LARKSPUR LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

PRELIMINARY SITE SECTIONS
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

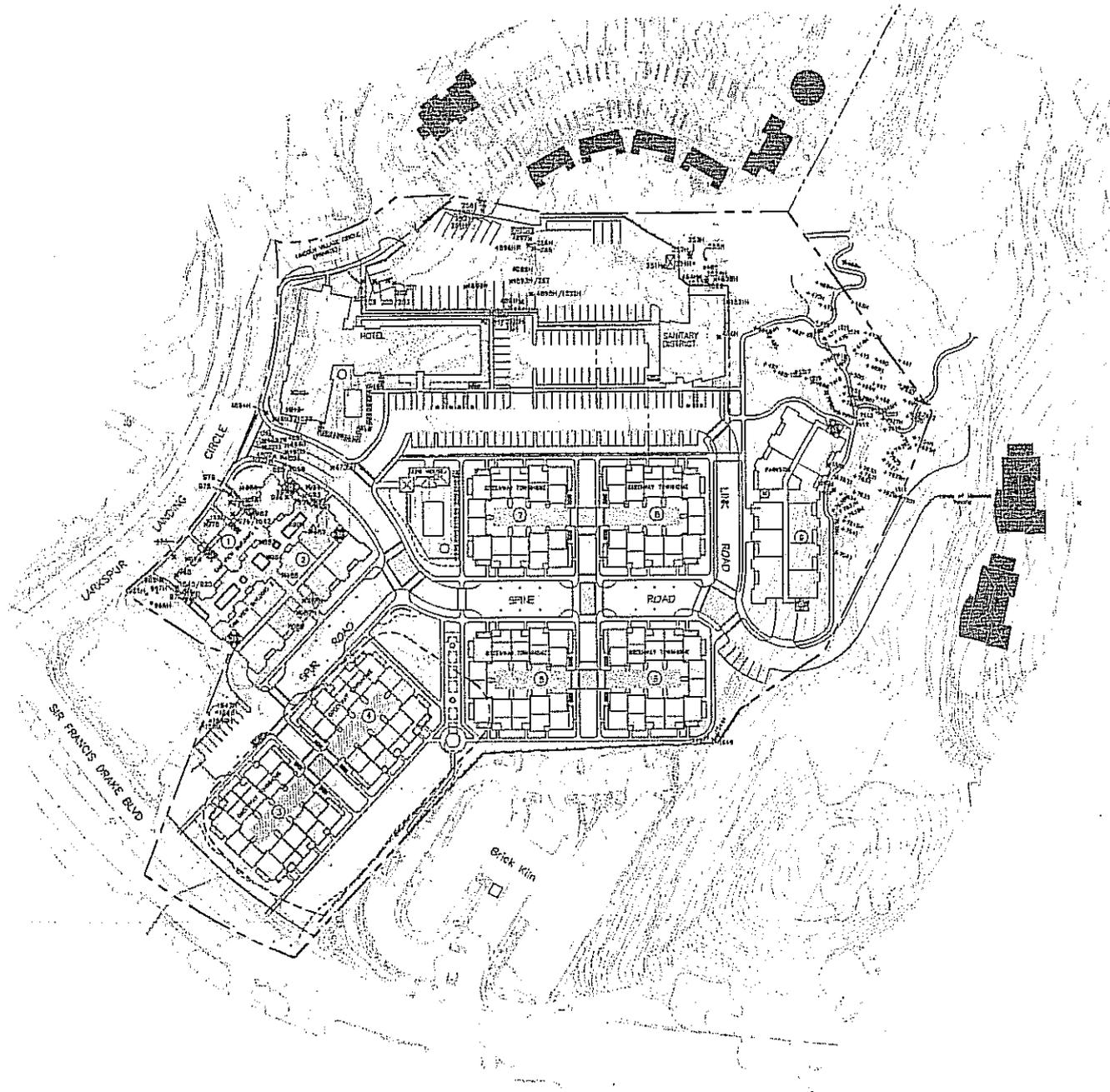


LAND DEVELOPMENT SOLUTIONS INC.
2555 BRIDGE AVENUE, SUITE 100
ROCKY HILL, CALIFORNIA 94348
415.853.8143
Fax: 415.851.8125

SMITH & SMITH
ARCHITECTS
1000 CALIFORNIA STREET, SUITE 100
SAN RAFAEL, CALIFORNIA 94901
415.472.1111
www.smithandsmith.com

C-2
DATE: 14th JULY 2003
ISS: (OR 0231-070)

Ordinance No. 948
Exhibit B-6



SYMBOL	DESCRIPTION	NOTES
---	Property Line	
---	1-4' Easement	
---	8-8' Easement	
---	300 sq ft Area	
---	Point	
---	Storm Drain	10
---	44ft Storm Drain	11
---	Water	12
---	Power	13
---	Sanitary	14
---	Highway Right of Way	15
---	Building Number	16
---	Fire Hydrant	17
---	Tree to be Retained	18
---	Tree to be Removed by Ordinance	19

KEY	TREE LEGEND
+	TREE TRUNK
BS	TREE NUMBER
H	HERITAGE TREE

- NOTES:**
- THIS PLAN SHOWS FINAL GRADES FOLLOWING COMPLETION OF SANITARY DISTRICT NO. 13 CONSTRUCTION ACTIVITIES. BASE MAP INFORMATION PROVIDED BY WASTE ENGINEERING, DISTRICT ENGINEER.
 - TREE INFORMATION PROVIDED BY RALPH ROSTERBERG CONSULTANTS, INC. TREES WITHIN 10' OF DRAINAGE OR CHANNELED.
 - TREE REMOVAL PERMIT TO 340 HIGGS LANDING IN TREE ASSESSMENT REPORT FOR 2000 LARKSPUR LANDING CIRCLE, LARKSPUR, CALIFORNIA PREPARED BY RALPH ROSTERBERG CONSULTANTS, INC. DATED FEBRUARY 22, 2001, UPDATED AND REVISED APRIL 2, 2004 AND MARCH 28, 2005.

ABBREVIATIONS:

BT	Building Footprint
DTL	Driveway
ETL	Easement
EV	Emergency Vehicle Access
PH	Public Health Easement
PL	Public Utility Easement
TR	Top of 10' Elevation
BE	Bottom of 10' Elevation
SI	Same Data

NOTE: UNREMOVED TREES ARE NOT PART OF THIS APPLICATION AND ARE SHOWN FOR CONTEXTUAL REFERENCE.

CAMPUS ST. JAMES LARKSPUR LLC
1348 4TH STREET, SUITE 200
SAN RAFAEL, CALIFORNIA 94901

PRELIMINARY TREE REMOVAL PLAN
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

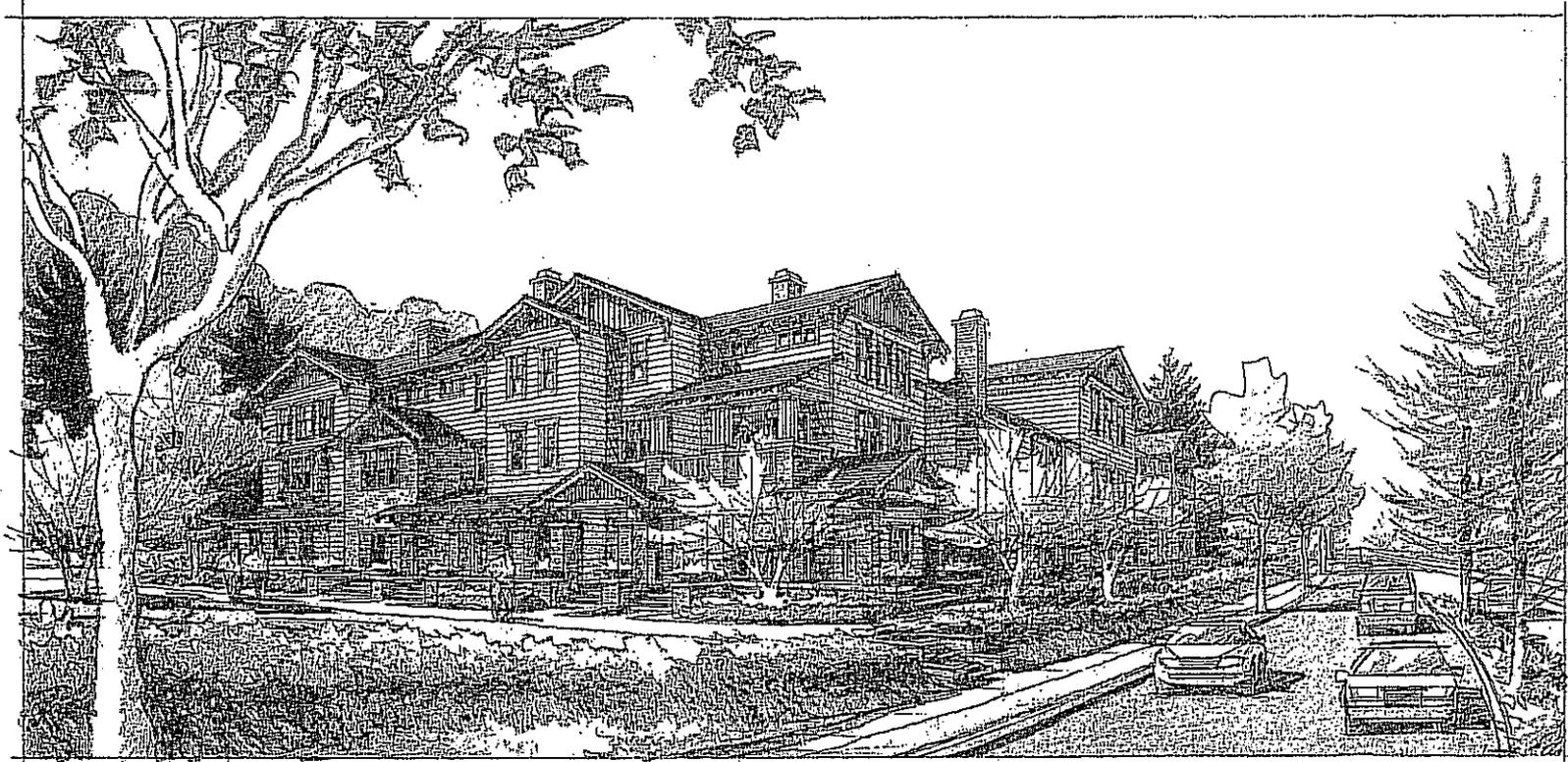


LAND DEVELOPMENT SOLUTIONS INC.
1310 GARDEN AVENUE, SUITE 107
SAN RAFAEL, CALIFORNIA 94901
415.825.8113
Fax: 415.825.9523



C-5
DATE: July 06, 2005
LOG# JCE 0031-010

Ordinance No. 948
Exhibit B-9



NOTE:
PRELIMINARY SUBJECT
TO CHANGE

CAMPUS ST. JAMES LARKSPUR LLC
1348 FOURTH ST. SUITE 200
SAN RAFAEL, CA 94901

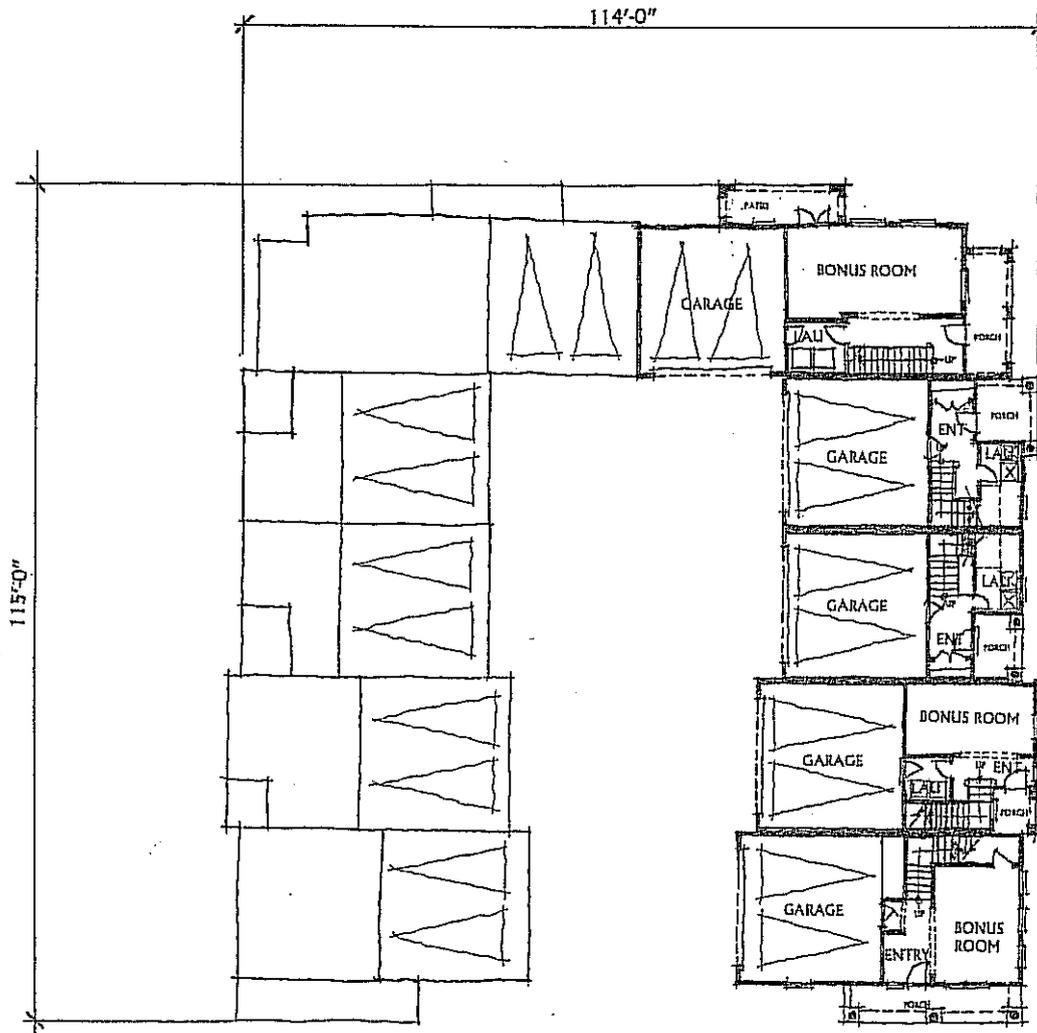
GREENWAY TOWNHOME
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

0 4 8 16
GRAPHIC SCALE: 1/8" = 1'-0"
DATE April 21, 2005
JOB NO: 03003



1 OF 4

Ordinance No. 948
Exhibit B-10



PLAN 4
3 BR, 2.5 BA
2,931 S.F.

PLAN 1
2 BR, 2.5 BA
2,082 S.F.

PLAN 1
2 BR, 2.5 BA
2,082 S.F.

PLAN 2
2 BR, 2 BA
2,093 S.F.

PLAN 3
2 BR, 2 BA
2,367 S.F.

NOTE:
PRELIMINARY SUBJECT
TO CHANGE

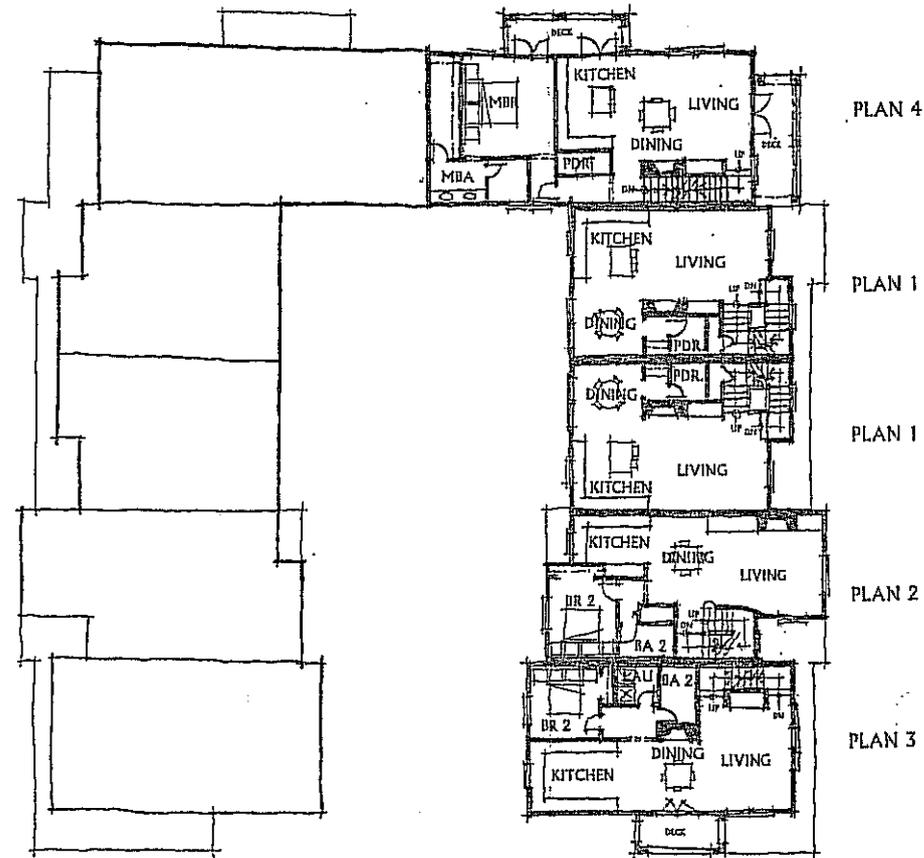
CAMPUS ST. JAMES LARKSPUR LLC
1348 FOURTH ST. SUITE 200
SAN RAFAEL, CA 94901

LEVEL 1
GREENWAY TOWNHOME
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

0 4 8 16
GRAPHIC SCALE: 1/8" = 1'-0"
DATE: April 21, 2005
JOB No. 03003

JOZ
JAMES O'NEILL ARCHITECTS
2200 CALIFORNIA DRIVE SUITE 100
SAN RAFAEL, CA 94901
TEL: 415.452.7111
WWW.JOZARCHITECTS.COM
2 OF 4

Ordinance No. 948
Exhibit B-11



NOTE:
PRELIMINARY SUBJECT
TO CHANGE

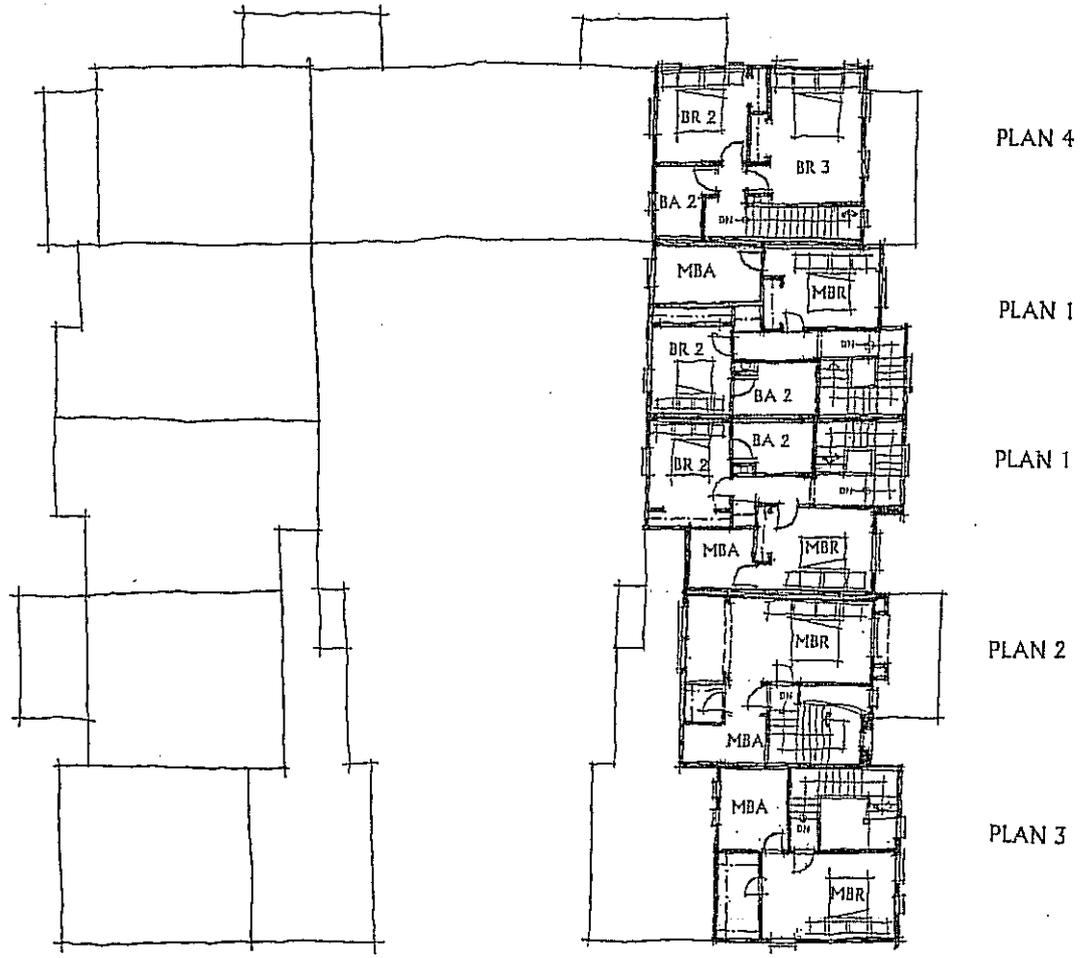
CAMPUS ST. JAMES LARKSPUR LLC
1348 FOURTH ST. SUITE 200
SAN RAFAEL, CA 94901

LEVEL 2
GREENWAY TOWNHOME
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

0 4 8 16
GRAPHIC SCALE: 1/8" = 1'-0"
DATE: APRIL 21, 2005
JOB NO: 03003



JZ ARCHITECTURE
2214 CAMPUS DRIVE SUITE 100
SAN RAFAEL, CA 94901
TEL: 415.223.1122
WWW.JZARCHITECTURE.COM



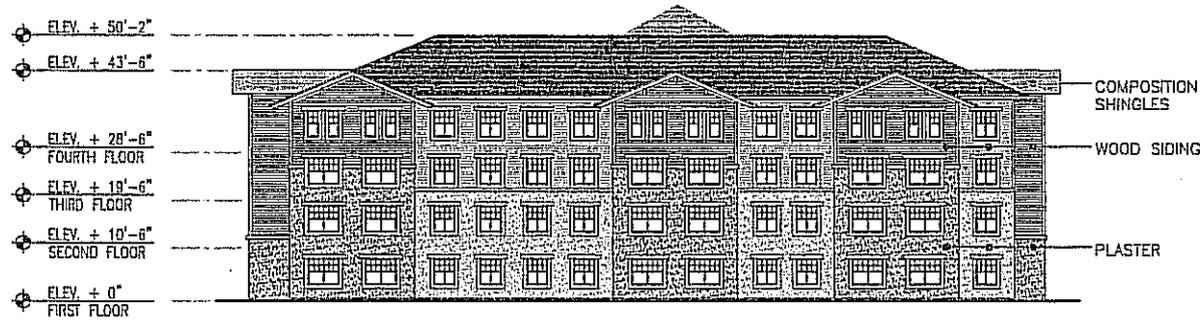
NOTE:
PRELIMINARY SUBJECT
TO CHANGE

CAMPUS ST. JAMES LARKSPUR LLC
1348 FOURTH ST. SUITE 200
SAN RAFAEL, CA 94901

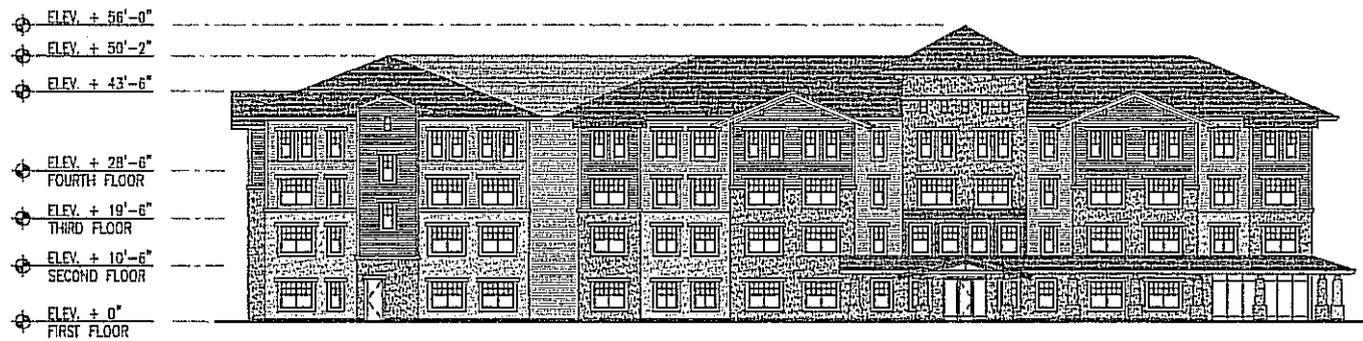
LEVEL 3
GREENWAY TOWNHOME
2000 LARKSPUR LANDING CIRCLE
LARKSPUR, CA

0 4 8 16
GRAPHIC SCALE: 1/8" = 1'-0"
DATE April 21, 2005
JOB NO: 03003

Joz
EDUCATIONAL SERVICES
1010 CAMPUS DRIVE SUITE 100
NEWPORT BEACH CA 92660
TEL: 949.222.1111
WWW.JOZSERVICES.COM
4 OF 4



WEST ELEVATION

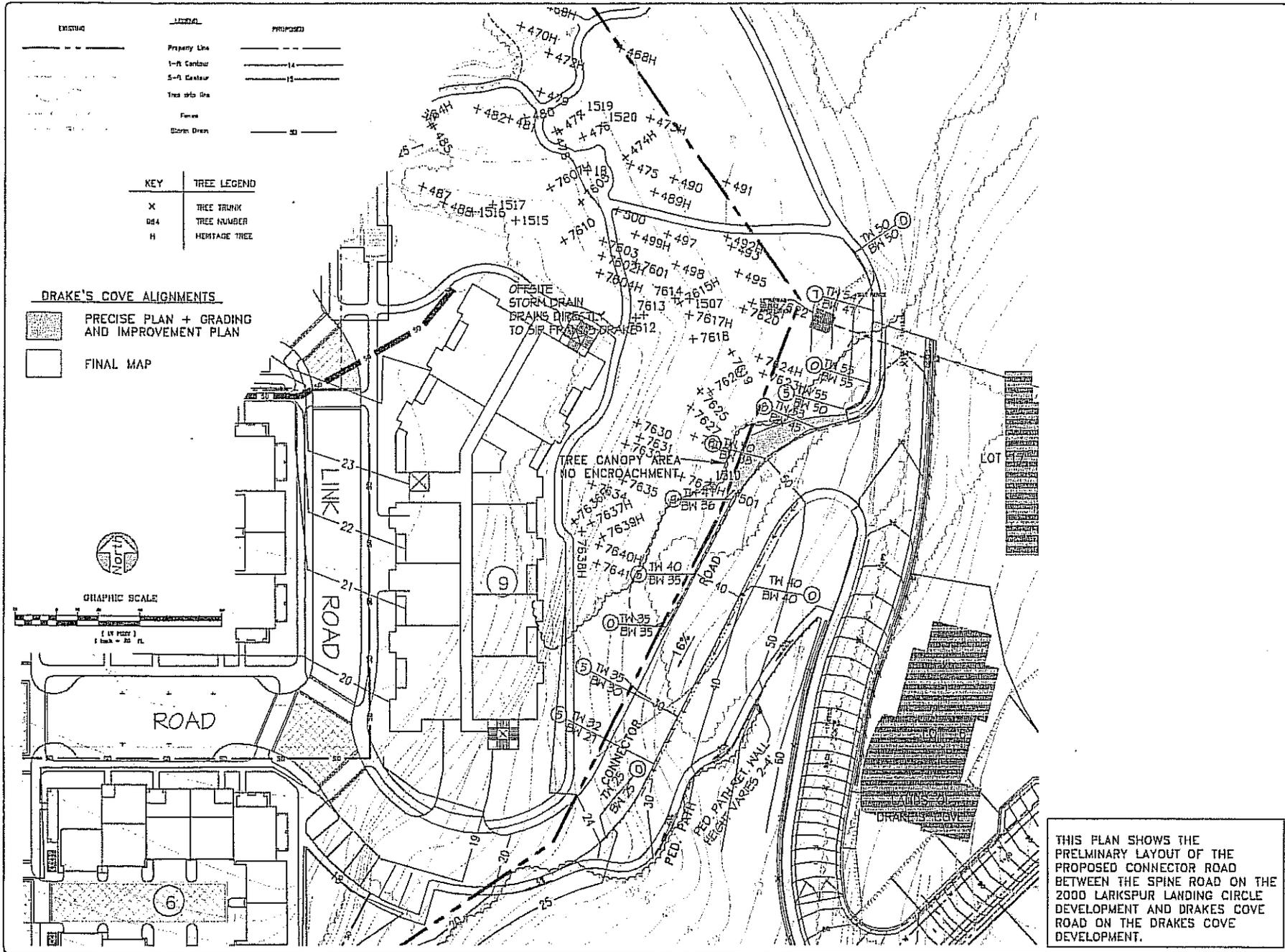


SOUTH ELEVATION



HOTEL - WEST AND SOUTH ELEVATIONS - APRIL 21, 2005 - SHEET 1 of 1
2000 Larkspur Landing Circle Hotel

CAMPUS ST. JAMES
StraussArchitects
 Architecture Planning Interior Design



THIS PLAN SHOWS THE PRELIMINARY LAYOUT OF THE PROPOSED CONNECTOR ROAD BETWEEN THE SPINE ROAD ON THE 2000 LARKSPUR LANDING CIRCLE DEVELOPMENT AND DRAKES COVE ROAD ON THE DRAKES COVE DEVELOPMENT.

LDSI
 Land Development Solutions, Inc.
 4500 Jamboree Ave., Suite 102
 San Diego, CA 92138
 Tel: 619-444-1234
 Fax: 619-444-1235

Drawn: M.L.T.
 Designed: M.L.T.
 Checked: M.F.S.
 Date: 07/26/08
 Scale: 1"=25'

Land of Ross Valley Sanitary District
Connector Road Plan
2000 Larkspur Landing Circle
 Larkspur, Marin County, California

NO.	DATE	BY	REVISION

Prepared Under the Direction of:

Michael L. Tamm
 REG. 4534
 Exp. 8/31/08

Sheet
CR-1
 of 1 sheets
 Job No. 0234-CR1
 File Name: CR1



Ordinance No. 948
Exhibit B-16

A.1

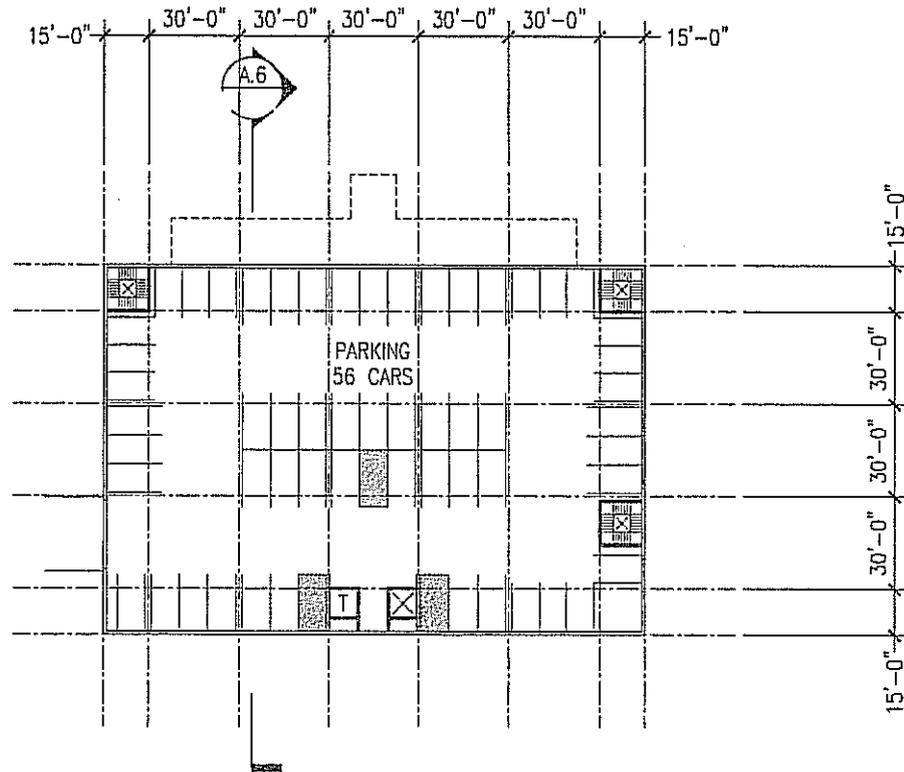
TAM VIEW, 2000 LARKSPUR LANDING CIRCLE

LARKSPUR, CALIFORNIA

21 APRIL 2005
PROJECT NO: 42012

1111 ATLANTIC AVENUE
ALABAMA, CA 94501
TEL: 916.835.9843
FAX: 916.835.1411





GROUND FLOOR PLAN

A.2

1" = 40'

TAM VIEW, 2000 LARKSPUR LANDING CIRCLE

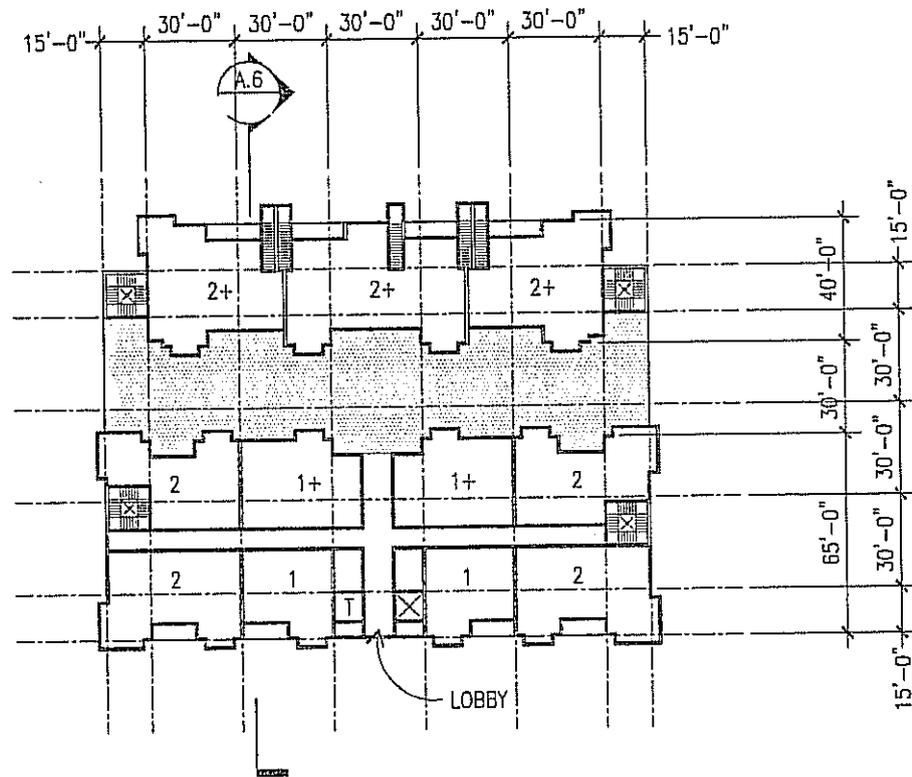
LARKSPUR, CALIFORNIA

21 APRIL 2005
PROJECT NO: 42012

1118 ATLANTIC AVENUE
ALAMEDA, CA 94501
TEL: 910.848.2012
FAX: 910.848.2015



Ordinance No. 948
Exhibit B-17



TYPICAL FLOOR PLAN - 1

A.3

1" = 40'

21 APRIL 2005
PROJECT NO: 42012

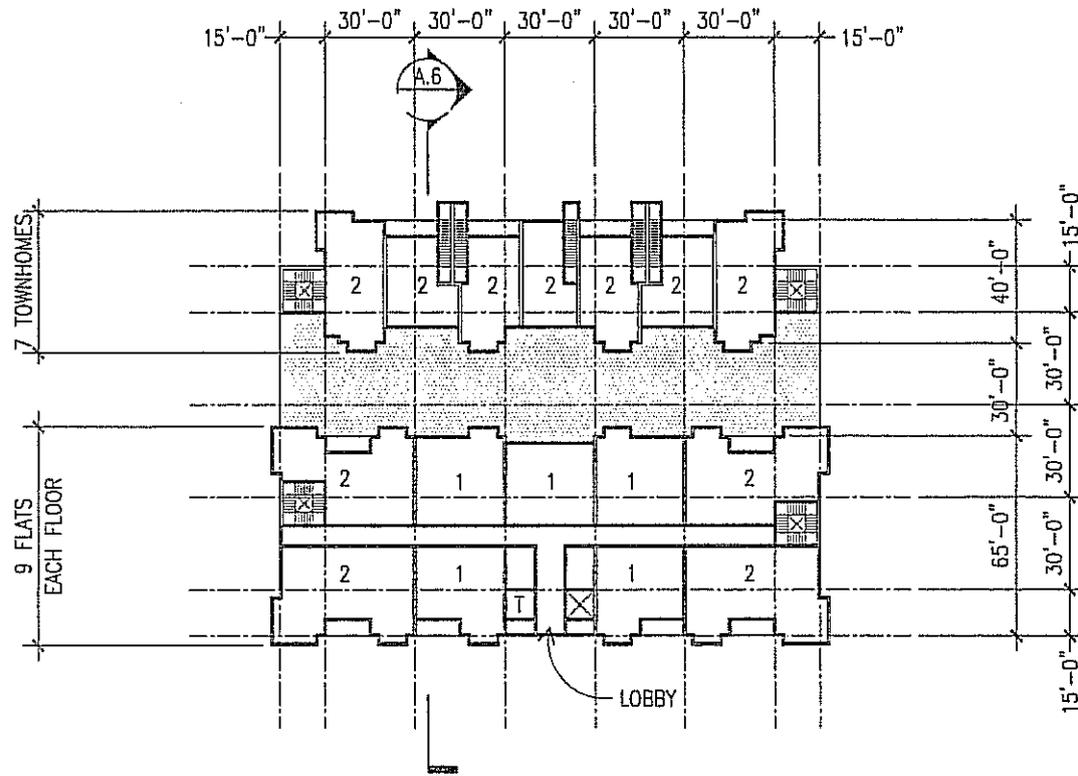
1116 ATLANTIC AVENUE
ALAMEDA, CA 94501
TEL 910.965.2669
FAX 910.965.1111



TAM VIEW, 2000 LARKSPUR LANDING CIRCLE

LARKSPUR, CALIFORNIA

Ordinance No. 948
Exhibit B-18



FLOOR PLAN - 2+3

A.4

1" = 40'

21 APRIL 2005
PROJECT NO: 42012

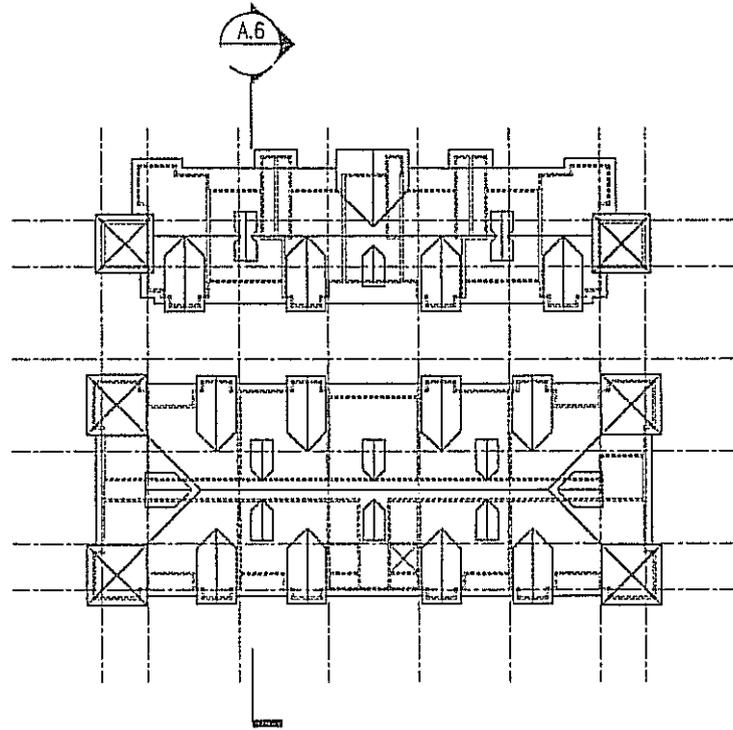
1133 ATLANTIC AVENUE
ALAMEDA, CA 94601
TEL 510.848.8662
FAX 510.818.1814



TAM VIEW, 2000 LARKSPUR LANDING CIRCLE

LARKSPUR, CALIFORNIA

Ordinance No. 948
Exhibit B-19



ROOF PLAN

A.5

1" = 40'

TAM VIEW, 2000 LARKSPUR LANDING CIRCLE

LARKSPUR, CALIFORNIA

21 APRIL 2005
PROJECT NO: 42012

1111 ATLANTIC AVENUE
ALABAMA, CA 94501
TEL: 916.880.8443
FAX: 916.880.8111



Ordinance No. 948
Exhibit B-20